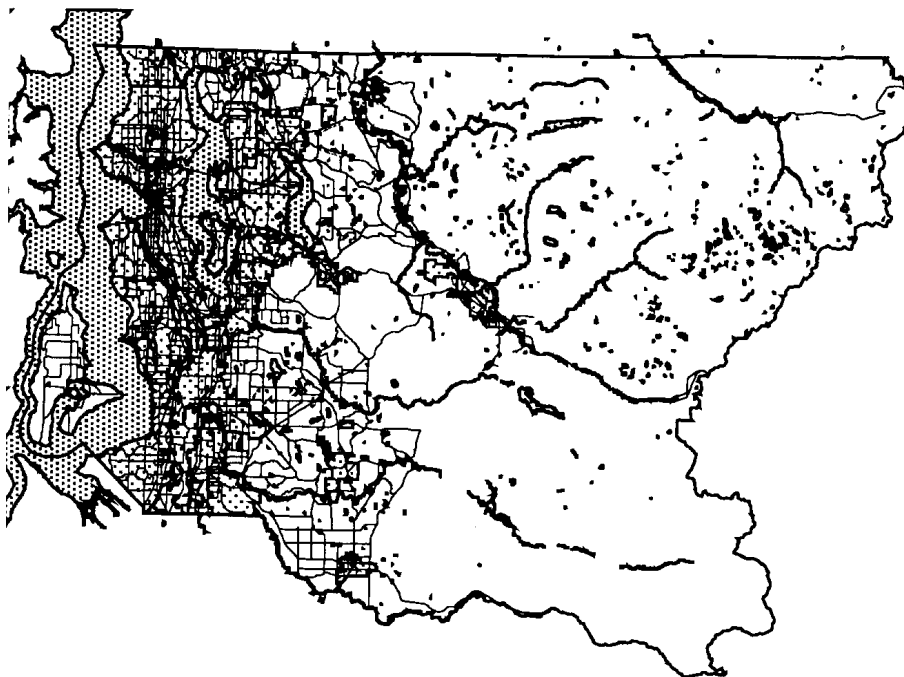


IV. King County At Large

This chapter provides tables covering King County as a whole. Several updated measures of King County's economic, demographic and housing status are available only on a countywide basis. Other information such as building permits, are available for cities as well as the county, and can be found in Chapter V, King County's Cities. Countywide indicators from the Benchmarks program are in Chapter II, Benchmarks.

Beginning on page 51, a five-page section breaks down selected countywide indicators into four subcounty areas: North, East, South and Rural. The map on page 52 sketches the locations of these subareas.



Population Trend and Household Forecast King County 1970 - 2012

Population and Household Trend King County 1970-1998

Population:	1970	1980	1990	1992	1994	1996	Estimate 1998
Cities	747,625	766,811	994,048	1,023,586	1,092,274	1,196,890	1,260,887
Unincorporated	411,750	503,087	513,257	540,900	507,226	431,910	404,913
King County	1,159,375	1,269,898	1,507,305	1,564,486	1,599,500	1,628,800	1,665,800

Households:	1970	1980	1990	1992	1994	1996	Estimate 1998
Cities	NA	324,145	431,744	441,800	463,000	507,000	537,000
Unincorporated	NA	173,118	184,048	193,200	180,000	153,000	143,000
King County	393,413	497,263	615,792	635,000	643,000	660,000	680,000

Population and Household and Forecast King County 1990-2012

King County Population	1990	1992	Forecast 2012	20-Year Change 1992 - 2012
High	-----	-----	1,966,500	+ 402,000
Medium	1,507,319	1,564,500	1,875,800	+ 311,300
Low	-----	-----	1,811,200	+ 246,700

Households:	1990	1992	Forecast 2012	20-Year Change 1992 - 2012
Urban:				
Cities	431,700	442,000	592,800	+ 150,800
Unincorporated	145,100	151,400	189,400	+ 38,000
Rural:	39,000	41,600	48,600	+ 7,000
King County	615,800	635,000	830,800	195,800

Note: The term forecast refers to a prediction based on past trends. The year 2012 household forecast was derived from a population forecast prepared by OFM in 1992. That forecast predicted a Countywide increase of about 293,100 persons between 1992 and 2012. No official GMA population forecast is available for cities or other subcounty areas. The year 2010 forecast for Unincorporated King County in Chapter 7 was prepared by the Puget Sound Regional Council using a different method and assumptions.

Source: U S Census 1970, 1980, 1990; Washington State Office of Financial Management; Countywide Planning Policies.

Population by Age King County, 1990 - 1999

Age	1990 Census		1999 Estimate		1990 - 1999	
	Persons	%	Persons	%	Change	
0 - 4	104,924	7.0%	106,461	6.3%	1,537	1.5%
5 - 9	98,828	6.6%	122,936	7.3%	24,108	24.4%
10 - 14	87,519	5.8%	112,547	6.7%	25,028	28.6%
15 - 19	87,664	5.8%	105,651	6.3%	17,987	20.5%
20 - 24	113,613	7.5%	94,794	5.7%	(18,819)	-16.6%
25 - 29	145,768	9.7%	113,204	6.8%	(32,564)	-22.3%
30 - 34	154,994	10.3%	132,768	7.9%	(22,226)	-14.3%
35 - 39	143,966	9.6%	161,287	9.6%	17,321	12.0%
40 - 44	126,128	8.4%	159,026	9.5%	32,898	26.1%
45 - 49	93,830	6.2%	140,311	8.4%	46,481	49.5%
50 - 54	68,806	4.6%	113,860	6.8%	45,054	65.5%
55 - 59	58,707	3.9%	77,320	4.6%	18,613	31.7%
60 - 64	55,480	3.7%	56,398	3.4%	918	1.7%
65 - 69	54,619	3.6%	47,101	2.8%	(7,518)	-13.8%
70 - 74	43,003	2.9%	45,324	2.7%	2,321	5.4%
75 - 79	31,859	2.1%	38,699	2.3%	6,840	21.5%
80 - 84	20,561	1.4%	25,831	1.5%	5,270	25.6%
85+	17,050	1.1%	23,481	1.4%	6,431	37.7%
Total	1,507,319	100.0%	1,677,000	100.0%	169,680	11.3%

Source: US Census, 1980 and 1990; Washington State Office of Financial Management, 1999.

Population by Race King County, 1980 and 1990

	<u>1980*</u>		<u>1990</u>		<u>1980 - 1990 Change</u>	
	Persons	%	Persons	%	Persons	%
White	1,122,143	88.4%	1,278,532	84.8%	156,389	13.9%
African American	55,957	4.4%	76,289	5.1%	20,332	36.3%
Native American	12,438	1.0%	17,305	1.1%	4,867	39.1%
Asian / Pacific Islander	62,466	4.9%	118,784	7.9%	56,318	90.2%
Other	16,894	1.3%	16,409	1.1%	(485)	-2.9%
TOTAL:	1,269,898	100.0%	1,507,319	100.0%	237,421	18.7%
<i>Hispanic**</i>	26,634	2.1%	44,337	2.9%	17,703	66.5%

* 1980 totals by racial group have been adjusted to reflect the corrected total population count as reported by the Washington State Office of Financial Management in 1990 Population Trends for Washington State (August 1990), Table 2.

** Hispanic origin is not a race category; it may be viewed as a nationality group. Persons of Hispanic origin may be of any race and are counted in other racial categories shown. Therefore, Hispanic origin should not be added to the other race categories.

Estimated Population by Race King County, 1990 and 1998

	<u>1990*</u>		<u>1998</u>		<u>1990 - 1998 Change</u>	
	Persons	%	Persons	%	Persons	%
<u>Non-Hispanic</u>						
White	1,256,345	83.3%	1,332,575	80.0%	76,230	6.1%
African American	74,851	5.0%	88,993	5.3%	14,142	18.9%
Native American	15,963	1.1%	18,328	1.1%	2,365	14.8%
Asian / Pacific Islander	115,822	7.7%	168,188	10.1%	52,366	45.2%
<u>Hispanic</u>	44,337	2.9%	57,716	3.5%	13,379	30.2%
TOTAL:	1,507,319	100.0%	1,665,800	100.0%	158,481	10.5%

Note: There were 16,409 "Other Race" persons in King County in the 1990 Census. Federal OMB Directive 15 reassigns this population to one of the four specific races.

Source: US Bureau of Census (1980 Census and PL 94-171 data for 1990) and Washington State Office of Financial Management ('98 est.).

Median Household Income for Seattle-Bellevue-Everett PMSA * and Per Capita Personal Income for King County 1990 - 1999

Year	Median Household Income (Current \$)	Consumer Price Index Yearly Average	Median Household Income (Real \$)	Percent Change (Real \$)	Per Capita Personal Income (Current \$)	Per Capita Personal Income (Real \$)	Percent Change (Real \$)
1990	\$36,465	1.268	\$28,758	0.11%	\$24,593	\$19,395	-1.1%
1991	\$39,658	1.341	\$29,573	2.84%	\$26,031	\$19,412	0.1%
1992	\$39,225	1.390	\$28,219	-4.58%	\$27,747	\$19,962	2.8%
1993**	\$39,338	1.429	\$27,528	-2.45%	\$28,587	\$19,783	-0.9%
1994**	\$41,104	1.478	\$27,811	1.03%	\$30,054	\$20,279	2.5%
1995**	\$43,071	1.493	\$28,849	3.73%	\$32,205	\$21,132	4.2%
1996**	\$44,344	1.575	\$28,155	-2.40%	\$34,440	\$21,867	3.5%
1997**	\$45,266	1.630	\$27,959	-0.70%	\$33,373	\$20,793	-4.9%
1998**	\$47,656	1.693	\$29,201	4.44%	\$40,905	\$24,392	17.3%
1999	\$53,200	1.747	\$30,452	4.28%	NA	NA	NA

For data and observations about King County Median Household Income and Personal Income Per Capita, refer to the 1998 Benchmarks Report, p.7.

n/a means not available.

* The PMSA, Primary Metropolitan Statistical Area, includes King and Snohomish Counties through 1992; thereafter it includes Island County as well.

** Median Household Income estimate includes King and Snohomish counties, and was expanded in 1993 to include Island County.

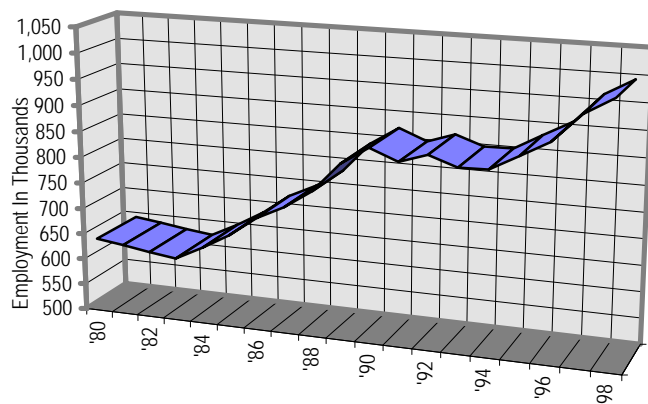
Notes: The index is based on the CPI-U, the Consumer Price Index for All Urban Consumers, for the Seattle Tacoma area. The base is 1982-1984 = 100.

The Consumer Price Index is prepared by the U.S. Department of Labor, Bureau of Labor Statistics. Per capita personal income was computed using Census Bureau midyear population estimates. Estimates for 1990-1992 reflect state and county population estimates available as of February 1995.

Source: For median household income, Strategic Mapping, Inc.'s (formerly Donnelly) Market Profile Analysis. For per capita personal income, U.S. Dept. of Commerce, Bureau of Economic Analysis, Regional Economic Measurement Division, Survey of Current Business, April 1995; and Puget Sound Regional Council estimates, 1995. 1993 - 1996 personal income data was updated by BEA in 1998.

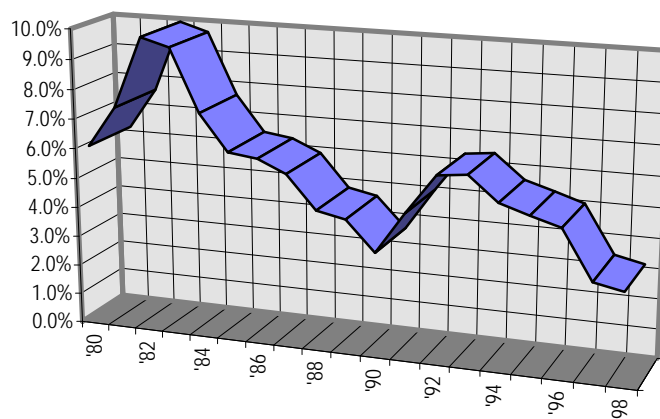
Resident Civilian Labor Force and Employment King County, 1980-1999

	LABOR FORCE	Total Employment	Total Unemployment	Percent Unemployed
1990	898,900	867,300	31,600	3.5%
1991	890,200	846,600	43,600	4.9%
1992	921,700	864,200	57,500	6.2%
1993	903,100	845,900	57,200	6.3%
1994	896,400	847,200	49,200	5.5%
1995	922,600	874,800	47,900	5.2%
1996	945,400	899,300	46,100	4.9%
1997	990,700	957,800	32,900	3.3%
1998	1,015,300	984,200	31,100	3.1%
1999	1,030,400	997,600	32,800	3.2%



**Resident
Employment
1980 - 1999**

**Percent
Unemployed
1980 - 1999**



Note: This table reports the resident civilian labor force for the King County portion of the Seattle-Everett Primary Metropolitan Statistical Area. It reports only on residents of King County, excluding Snohomish County residents who commute to jobs in King County. Data are annual averages as revised in 1996.

Source: Washington State Employment Security Department, 1999.

Nonagricultural Wage and Salary Workers in King County, 1990-1999

Average Annual Employment in Thousands

Prelim. Prelim.

INDUSTRY	1990	1991	1992	1993	1994*	1995*	1996	1997	1998	1999
MANUFACTURING	170.5	166.5	161.4	148.9	141.2	135.9	142.8	154.7	162.0	152.9
Durable Goods	136.4	132.6	127.3	113.6	105.0	99.3	103.6	115.7	123.7	115.1
Lumber/ Wood Products	7.4	6.4	6.3	6.1	6.4	6.3	6.3	6.0	5.5	5.4
Stone, Clay & Glass	3.1	3.0	3.2	3.4	3.5	3.6	3.7	3.8	4.0	3.2
Primary Metals	1.8	1.2	1.2	1.2	1.1	1.0	1.1	1.0	1.0	1.0
Machinery (non-electrical)	7.7	7.3	7.2	7.0	7.0	7.6	8.1	8.8	9.5	9.4
Electrical Machinery	4.7	4.5	4.3	4.5	4.8	5.4	6.6	7.2	7.9	7.6
Instruments	6.3	6.6	6.7	6.6	6.1	6.1	5.9	6.4	7.4	7.1
Furniture and Metal Products	11.7	11.6	11.6	11.3	11.6	11.8	12.6	13.3	14.4	14.4
Transportation Equipment	94.0	92.0	86.8	73.5	64.5	57.5	59.5	69.3	73.9	67.0
- Aircraft	86.4	85.7	81.4	67.5	57.6	49.7	52.7	62.2	66.4	59.2
- Other Transportation Equip.	7.6	6.3	5.4	6.0	6.9	7.8	6.8	7.1	7.6	7.8
Non-durable Goods	34.1	34.0	34.1	35.3	36.2	36.6	39.2	39.0	38.3	37.8
Food & Kindred Products	11.9	12.1	12.0	12.6	12.5	12.9	15.8	15.2	14.2	13.4
Apparel**	3.6	3.4	3.5	3.9	4.1	4.2	4.1	4.4	4.4	3.9
Paper & Allied Products	2.1	2.0	2.2	2.4	2.4	2.4	2.6	2.3	2.4	2.6
Printing & Publishing	11.4	11.4	11.6	11.9	12.0	12.1	12.0	12.0	11.9	11.6
Chemicals	1.7	1.8	1.7	1.8	2.0	1.9	2.0	2.2	2.3	2.3
Plastics and Other non-durables	3.4	3.3	3.1	2.7	3.2	3.1	2.7	2.9	3.1	4.2
NON-MANUFACTURING	772.4	776.1	790.7	800.6	817.4	844.0	904.4	919.3	957.4	998.2
Mining & Quarrying	0.4	0.4	0.4	0.4	0.5	0.5	0.5	0.5	0.5	0.5
Construction	49.6	48.6	48.9	46.4	45.8	46.6	48.0	52.1	57.1	61.9
Transportation & Utilities	63.1	62.4	62.8	62.4	64.0	66.2	68.3	70.7	72.8	77.1
Wholesale/Retail Trade	225.8	224.4	224.6	226.7	231.9	241.7	246.9	256.0	266.1	273.6
- Wholesale trade	69.0	69.9	69.8	70.4	71.9	75.0	76.1	79.8	82.6	82.4
- Retail Trade	156.8	154.5	154.8	156.3	160.0	166.7	170.8	176.1	183.5	191.2
Finance, Insur. & Real Estate	66.2	65.2	65.8	66.3	66.9	64.6	65.7	68.3	71.2	74.5
Services	242.4	245.7	254.3	262.6	270.6	283.4	304.3	327.4	342.3	359.6
Computer and Software	-	-	-	-	-	-	28.6	33.0	38.2	46.7
Government & Education	124.9	129.4	133.9	135.8	137.7	141.0	142.1	144.3	147.4	151.0
TOTAL EMPLOYMENT IN KING COUNTY	942.9	942.6	952.1	949.5	958.6	979.9	1,047.2	1,074.0	1,119.3	1,151.1

* 1994 and 1995 are preliminary estimates by Washington State Employment Security Department.

Notes: This table refers to jobs in King County, not residents of King County.

Source: Washington State Employment Security Department, 1999 and 2000.

Jobs and Wage Level by Industry King County 1990 - 1999

	<u>1990</u>		<u>1991</u>		<u>1992</u>		<u>1993</u>	
INDUSTRY	Covered Jobs	Average Wages	Covered Jobs	Average Wages	Covered Jobs	Average Wages	Covered Jobs	Average Wages
Ag., Forestry & Fishing	9,100	\$30,400	9,600	\$32,400	9,200	\$33,000	8,500	\$29,300
Mining	400	\$29,500	400	\$31,700	400	\$35,500	400	\$39,500
Construction	48,400	\$27,000	46,200	\$29,000	46,500	\$23,000	44,100	\$31,200
Manufacturing	171,500	\$34,900	166,100	\$36,500	161,300	\$39,400	149,300	\$38,500
Trans. & Public Utilities	60,500	\$31,900	60,000	\$33,200	60,800	\$34,800	60,100	\$35,900
Wholesale Trade	67,600	\$31,100	67,500	\$33,000	66,300	\$35,000	68,100	\$35,300
Retail Trade	154,800	\$15,000	152,400	\$15,800	152,500	\$16,700	153,900	\$16,700
Finance, Insur., & Real Est.	65,800	\$29,400	64,300	\$30,900	64,500	\$34,500	65,200	\$36,000
Services	228,200	\$22,100	230,000	\$24,500	237,000	\$27,700	250,100	\$27,000
Government	117,300	\$27,400	121,500	\$28,900	125,700	\$30,400	127,600	\$31,800
TOTAL	923,700	\$26,100	918,000	\$27,800	926,300	\$30,000	927,300	\$29,900

	<u>1994</u>		<u>1995</u>		<u>1996</u>		<u>1997</u>	
INDUSTRY	Covered Jobs	Average Wages	Covered Jobs	Average Wages	Covered Jobs	Average Wages	Covered Jobs	Average Wages
Ag., Forestry & Fishing	8,200	\$30,000	8,000	\$31,800	8,100	\$29,000	8,631	\$29,632
Mining	500	\$39,900	550	\$38,600	500	\$37,800	510	\$42,414
Construction	43,500	\$32,000	43,500	\$33,700	45,700	\$35,100	49,530	\$37,180
Manufacturing	139,800	\$39,800	135,800	\$41,700	140,100	\$43,300	153,470	\$44,621
Trans. & Public Utilities	61,800	\$36,600	64,000	\$38,000	84,200	\$39,000	69,609	\$40,801
Wholesale Trade	69,800	\$36,500	72,900	\$38,000	74,400	\$40,100	76,402	\$42,197
Retail Trade	157,900	\$17,300	163,100	\$17,600	169,200	\$18,500	173,727	\$19,502
Finance, Insur., & Real Est.	65,900	\$35,300	63,800	\$37,500	66,300	\$39,700	65,940	\$45,022
Services	256,900	\$28,700	269,000	\$31,300	364,300	\$34,400	310,401	\$41,037
Government	128,500	\$32,700	130,900	\$33,300	37,400	\$41,000	136,179	\$35,462
TOTAL	932,800	\$30,700	951,550	\$32,200	990,300	\$34,400	1,044,399	\$37,299

	<u>1998</u>		<u>1999</u>	
INDUSTRY	Covered Jobs	Average Wages	Covered Jobs	Average Wages
Ag., Forestry & Fishing	9,333	\$28,869	9,539	\$30,564
Mining	520	\$44,206	527	\$42,884
Construction	54,202	\$38,585	57,485	\$40,805
Manufacturing	159,662	\$45,782	152,427	\$48,902
Trans. & Public Utilities	72,510	\$43,173	75,154	\$44,367
Wholesale Trade	79,124	\$45,277	79,419	\$46,420
Retail Trade	181,492	\$21,081	186,214	\$22,992
Finance, Insur., & Real Est.	70,261	\$48,968	72,219	\$47,988
Services	329,216	\$49,910	345,920	\$58,893
Government	139,005	\$36,724	141,487	\$37,716
TOTAL	1,095,325	\$41,275	1,120,391	\$45,154

Notes: Average wages paid are calculated by dividing the total wages paid by the number of covered jobs. Average wages are shown in current dollars.

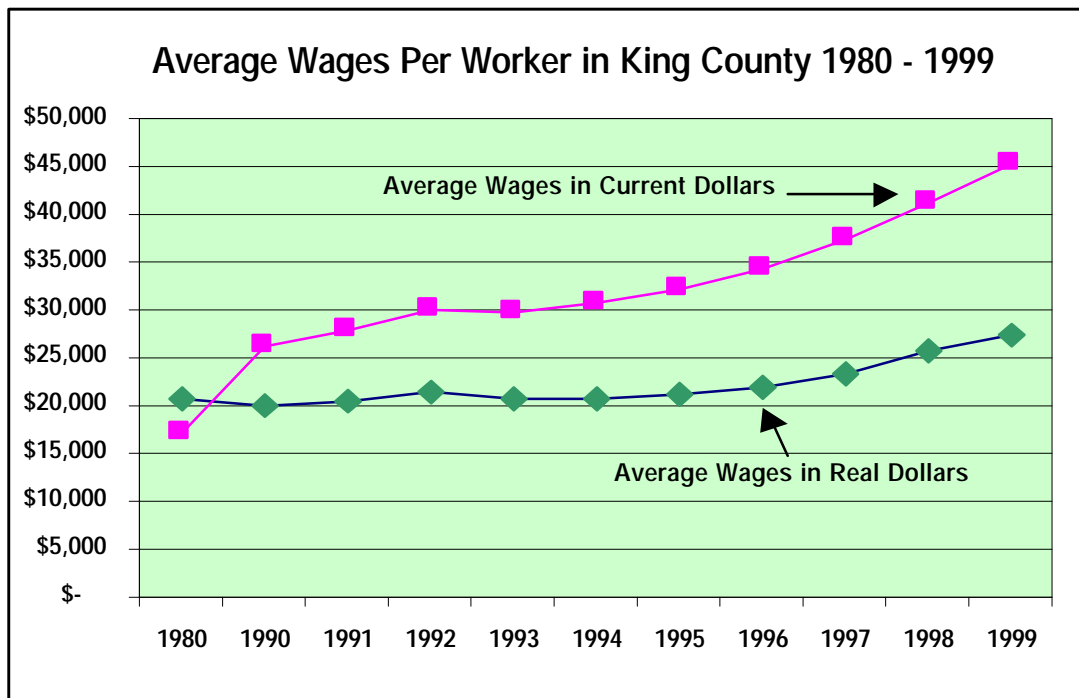
Source: Employment and Payrolls in Washington State By County and Industry
Washington State Employment Security Department.

Jobs and Wage Level by Industry King County 1980 – 1998

Trend Analysis:

The King County economy has shown strong growth during the last five years, and real wages (wage levels after accounting for inflation) have increased 32% during this period. Per capita personal income in real terms also rose an astonishing 22% from 1993 – 1998. However, because exercised stock options are considered as wage earnings, both these measures have been affected by strong growth in Northwest securities holdings by County residents. The \$401,000 of average wages paid to the 25,000 workers in the computer software sector is evidence of this trend. As the growth in stock values slows in 2000, it is likely that this growth in real wages and income will level off. Apart from stock earnings, the growth in income reflects high wages in manufacturing, finance, transportation/utilities, and computer services while wages in retail and non-professional services remain relatively low. When the earnings of software workers are excluded, King County workers earned an average of \$38,000 in 1999.

Apart from the high wages in business/computer services, the shift in the economy from high-paying jobs in manufacturing to non-professional service jobs may reduce opportunities for wage and income growth, especially for less educated workers. Although real wages are on the rise, there are still many workers whose jobs do not pay a “family wage” as defined by the King County Comprehensive Plan. A single wage-earner with two children would need to make approximately \$38,750, or \$19.50 per hour to live on a basic needs budget which allows for some ability to deal with emergencies and to plan ahead. This is equivalent to the average wage in the County for all workers outside of the computer software industry, but it is nearly three times the minimum wage.



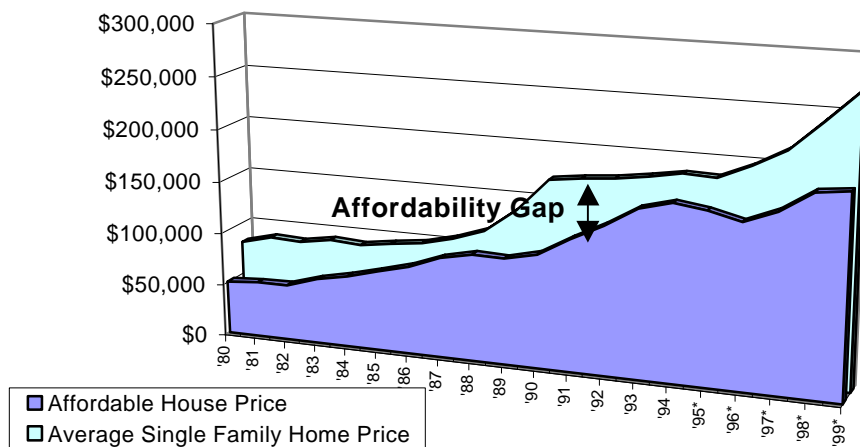
Notes: Real wages are calculated using the Consumer Price Index for All Urban Consumers (CPI-U) for the Seattle-Tacoma area. The base between 1982 – 1984 = 100. The CPI-U is prepared by the US Department of Labor, Bureau of Statistics.

Housing Affordability in King County

Interest Rates, Incomes, Home Prices and and Affordability Gap, 1980 - 1999

Year	Interest Rate	Median Household Income	Average Single Family Home Price	Affordability Gap
1980	12.36%	\$20,497	\$81,511	(\$31,000)
1985	10.77%	\$27,266	\$94,626	(\$18,700)
1988	8.85%	\$30,903	\$115,262	(\$13,900)
1989	9.97%	\$33,956	\$138,354	(\$37,400)
1990	10.04%	\$36,465	\$169,202	(\$61,400)
1991	9.33%	\$39,658	\$173,113	(\$48,400)
1992	7.93%	\$39,225	\$175,631	(\$35,500)
1993	6.72%	\$39,338	\$179,902	(\$21,500)
1994	6.67%	\$41,104	\$185,359	(\$19,000)
1995*	7.40%	\$43,071	\$184,247	(\$22,247)
1996*	8.17%	\$44,344	\$197,352	(\$42,452)
1997*	7.60%	\$45,266	\$213,882	(\$46,882)
1998*	7.00%	\$47,656	\$241,734	(\$55,234)
1999*	7.50%	\$53,200	\$270,743	(\$80,543)

The Housing Affordability Gap, 1980 - 1999



Income - Strategic Mapping Information Services' Market Profiles Analysis (Seattle-Everett MSA).

Interest rate, house price data - Seattle Everett Real Estate Research Report.

Source:
King County Housing Affordability Monitoring Reports (1988 - 1996). Multiple Listing Service.

Method/Background:

Affordability is based on conventional lending assumptions: 25 percent income for principal and interest, 20 percent down payment, 30-yr. term at prevailing market interest rates. Interest rates are calculated by blending adjustable rate mortgages and fixed rate mortgages.

The monthly affordable payment assumes 25 percent of monthly median income. The affordable home price is determined using a present value formula based on interest rate, affordable monthly payment and term.

The affordability gap shows the difference between the average sale price and the affordable home price. When average sales price exceeds the affordable home price, the gap is portrayed with negative (parenthetical) values.

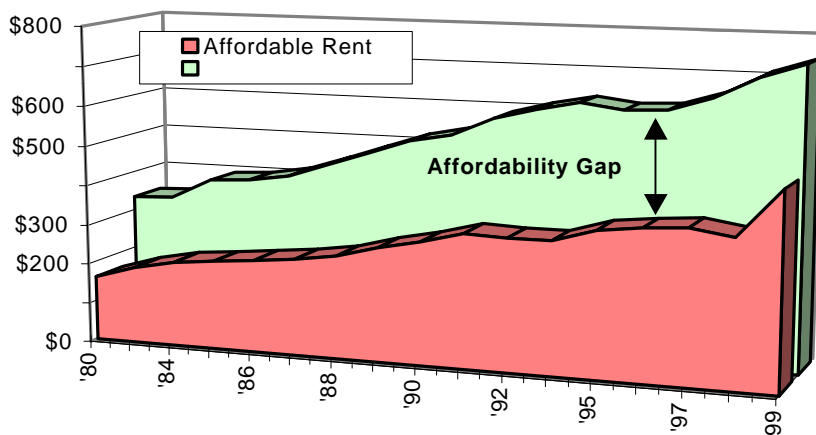
The 1992 Countywide Planning Policies established monitoring of housing trends. Current amendments recommend monitoring affordability based on income categories and Federal Housing Administration (FHA) criteria. This table defines affordability for the median income of all households regardless of size and assumes conventional, not FHA, lending criteria.

NOTE: Data for the second half of 1995 and part of 1996 are from Multiple Listing Services (MLS), using different methods and geography than the preceding data. The average single family home price for 1995 and 1996 may not be directly comparable with the trend of preceding years. Data for 1996 and 1997 are from Northwest Multiple Listing Service.

Rental Affordability Indicators for King County Incomes, Rent Prices and Affordability Gap, 1980 - 1999

Year	Median Renter Income	Low Renter Income	Average 2 BR / 1 BA Rent Price	Low Income Affordability Gap
1980	\$12,886	\$6,443	\$334	(\$173)
1985	\$17,782	\$8,891	\$395	(\$173)
1988	\$20,590	\$10,295	\$482	(\$225)
1989	\$22,784	\$11,392	\$516	(\$231)
1990	\$24,458	\$12,229	\$537	(\$231)
1991	\$26,607	\$13,303	\$582	(\$249)
1992	\$26,316	\$13,158	\$610	(\$281)
1993	\$26,392	\$13,196	\$631	(\$301)
1994	\$27,577	\$13,788	\$642	(\$297)
1995*	\$28,896	\$14,448	\$617	(\$256)
1996*	\$29,750	\$14,875	\$622	(\$250)
1997*	\$30,369	\$15,184	\$655	(\$275)
1998*	\$31,972	\$15,986	\$708	(\$344)
1999*	\$35,697	\$17,849	\$744	(\$262)

The Low Income Rental Affordability Gap 1980-1999



Median income - Strategic Mapping Information Services. Renter income percentage- 1990 U.S. Census.

Average rent - Dupre & Scott, Inc. in Seattle Everett Real Estate Research Report (SERERR).

Sources:
King County Housing Affordability Monitoring Report (1988-1996).

Method/Background:

Median renter income is 67.1% of median household income, a ratio derived from the 1990 census. Low income renter income is one-half the median renter income. The 1980 Census ratio was 62.4%. The new ratio was phased in incrementally from '80-'89.

Rental affordability assumes that no more than 30% of income is spent on rent. The affordability gap is the difference between the average contract rent and 30 percent of monthly household income (annual income divided by 12). When the average rent price exceeds the affordable rent price, the gap is portrayed as negative (parenthetical) values.

Rental affordability for low income households is presented because, countywide, affordable rent for median renter households closely approximates or exceeds countywide average rent.

The 1992 Countywide Planning Policies established monitoring of housing trends including rental affordability. Rental affordability is defined for only two income categories, the median renter and 50 percent of median renter.

*Method of calculating average rent changed in 1995.

Farms and Land In Farms in King County and Washington State 1978 -1997

<u>KING COUNTY</u>					
FARMS & LAND IN FARMS	1978	1982	1987	1992	1997
Number of Farms	1,187	1,719	1,498	1,221	1,091
Acres in Farms	53,116	59,813	54,172	42,290	41,653
Average Farm Size, in Acres	36	35	36	35	38
Est. Market Value of Land & Buildings (\$'000s) ¹	NA	NA	\$314,171	\$399,193	\$413,145
Average Estimated Market Value per Farm	\$233,896	\$228,292	\$209,727	\$326,405	\$378,684
Average Estimated Market Value per Acre	\$5,332	\$6,568	\$6,131	\$8,715	\$8,839
Market Value of Products Sold (\$1000)	-	-	-	\$84,500	\$93,800
Proportion of County Land Area in Farms ²	3.9%	4.4%	4.0%	3.1%	3.1%

<u>WASHINGTON STATE</u>					
FARMS & LAND IN FARMS	1978	1982	1987	1992	1997
Number of Farms	30,987	36,080	33,559	30,264	29,011
Acres in Farms	16,721,836	16,469,678	16,115,568	15,726,007	15,179,710
Average Farm Size, in Acres	540	456	480	520	523
Est. Market Value of Land & Buildings (\$'000s) ¹	NA	NA	\$11,947,608	\$14,177,661	\$18,409,652
Average Estimated Market Value per Farm	\$358,679	\$423,352	\$355,976	\$468,482	\$634,619
Average Estimated Market Value per Acre	\$659	\$933	\$739	\$892	\$1,192
Market Value of Products Sold (\$1000)	-	-	-	\$3,821,200	\$4,767,700
Proportion of State Land Area in Farms ³	39.3%	38.7%	37.8%	36.9%	35.6%

1. Data are based on a sample of farms.

2. County land area is approximately 1.361 million acres.

3. State land area is approximately 42.6 million acres

See Benchmark indicator #39 in the Benchmark Report.

Source: 1997, 1992 and 1982 Census of Agriculture, Part 47 Washington State & County Data, Table 6, County Section (1992 and 1987) and Table 1, County Section (1982 and 1978).